

WASHINGTON, D. C., SUNDAY, APRIL 18, 1909.

Third Part:
Pages 1 to 6.Third Part:
Pages 1 to 6.CITY IS EXPANDING
TOWARD THE NORTHStreet Car Lines Chief Aid
to the Movement.

REAL ESTATE FAIRLY ACTIVE

Brokers Say the Demand Continues
Good and Values Are Slowly Advancing—Outside Capital Seeks
Investment in Houses, Lots, and
Business Buildings—Some Sales.

The real estate market during the past week has shown average activity, sales reported covering a great many residences, many lots changing hands with a view of building operations, and a few pieces of business property. Brokers say the tendency of values is toward a higher level, and that the demand for all classes of property warrants the advances.

It appears that the inflow of money for investment in Washington real estate from the outside is greater this year than ever before. Many of the new members of Congress and officials of the Taft administration have already invested in property here, and others are on the point of doing so. The attention which has been given to investments of this character by the newcomers has become almost a joke at the Capitol, where it is sometimes said in the cloak-rooms that really brokers in Washington are about the shrewdest men members of Congress have ever met.

The fact that officials of the government, such as the real estate investments before they have been in the city a month is proof of the increasing confidence in the safety of buying into this form of property which has gone all over the United States. The fact means much in the future development of the Capital, and it does not seem at this time as though the movement can be headed off, except through some widespread disaster which would depress the values of property in some unusual way.

Improvement Goes North.
The most striking feature of real estate development of Washington this year is the pushing of building operations in the northern suburbs. From Rock Creek to the Soldiers' Home, out in Takoma Park, and east of the Soldiers' Home unimproved lots are being built upon at a most rapid rate. The movement is especially marked along Sixteenth street, Fourteenth street, Georgia avenue, and Rhode Island avenue, in the north-east section. The new and improved car service to Decatur street, on the Fourteenth street line of the Capital Traction Company, which has convinced the rival company that something must be done in the northern territory which it occupies, is chiefly responsible for this movement. That it will be of very large proportions this year is already apparent.

The extent of this movement is well set forth in an interview had yesterday with H. L. Thornton, who for several years has dealt largely in property in Takoma Park. Mr. Thornton spoke specially of the sales of residences and building sites. He also thinks that the value of such holdings will increase with the improved car service promised over the Georgia avenue line about June 1, when the company shall have completed its improvements upon the Brightwood line, where the new cars will be stored at night.

Property Sells at Takoma.
Speaking of Takoma Park in general and of recent sales made in particular, Mr. Thornton said:

The advantages Takoma Park offers to those who desire an ideal suburban home are numerous. There is a fine district school, three grocery stores, drug store, post-office, town hall for entertainments, etc., steam railroad, and electric car line with one fare to any part of the city; also water, sewer, and gas main, granite sidewalks, police and fire protection. At the present time you find about twenty-five houses in course of construction at Cedar Park and at least thirty which have been completed during the past year. Houses that are rented at Takoma are leased by the year. There is a new tenant ready as soon as the old tenant moves out.

The following is a list of some of the recent sales of houses and acreage tracts at Takoma Park:

For Mrs. C. M. Kirby her residence in Cedar street to Viola Fowler.
For Mrs. Annie T. Seaman house No. 49 Chestnut street to C. Moss.
For Mrs. Rose B. Gray two lots at corner of Sixth and Butternut streets to William K. Hill. Mr. Hill has two attractive eight-room frame dwellings under construction. The houses will be placed on the market as soon as completed.

For John T. Thornton lot in Butternut street near Sixth to H. B. Holroyd.
For C. Moss house in Willow avenue to Mrs. A. T. Seaman.

Lots Sell for Building Sites.
For H. L. Thornton two lots in Fifth street near Butternut to George L. Tarnell for investment; to C. H. Spencer, for home site, two lots in Sixth street south of Butternut street, 120 feet front by 172 depth; to Frank Reppert, two lots, corner Sixth and Aspen streets, 120 feet front for home site; to William K. Hill two lots in Butternut street between Fifth and Sixth streets; to H. B. Ashley a large lot at the southern corner of Piney Branch road and Butternut street on which the owner proposes to build an attractive home at once.

For the Cowling estate, a large tract of ground fronting on Brightwood avenue, just north of Butternut street, to Mrs. E. Schmick.

For Mabel L. Scott, in connection with R. Golden Donaldson, four and one-half acres of ground in Blair avenue, to Mrs. E. Schmick.

For J. P. Earnest, trustee, in connection with B. H. Warner, 120 lots, being part of the Thornton estate, to Keystone Realty Company, who have commenced building houses, which will be placed in the market for sale during the summer.

For H. J. Thornton, lot at corner of Fifth and Dahlia streets to Miss Susan Giffin, who is now erecting an attractive home.

For George R. Proudly, a large lot in Chestnut street to W. S. Browning, for a home site.

For Mrs. C. M. Kirby, a lot 90 feet front in Cedar street to Mrs. C. C. Stout. Mrs. Stout is just completing a large nine-room bungalow on her lot.

For S. Williams, lot in Cedar street, near Sixth, to R. B. Gray.

Dwight Anderson has sold in connection with Boss & Phelps, premises 1223 Fifth

NEEDS LITTLE CASH.

B. & O. Could Acquire C. H. & D.
Without Straining Treasury.

Acquisition of the Cincinnati, Hamilton and Dayton by the Baltimore and Ohio on the terms under consideration will not involve the raising of any large amount of fresh funds by the latter company, as it is provided that the note and bond holders will accept new securities for their present holdings, and the Baltimore and Ohio will take an option, to be exercised within a certain term of years, on the Cincinnati, Hamilton and Dayton stock, which is now controlled by J. P. Morgan & Co.

According to those in close touch with the situation, it is confidently expected that the deal will be brought to a successful conclusion this week. It is possible that some minor details will still be left open, but the essential features of the plan have now been outlined and informally approved by the different parties concerned.

WILL BUILD ROADS

Maryland Commission Ends
Preliminary Survey.

LEADS OUT OF WASHINGTON

Montgomery County System Begins
at Terminus of Georgia Avenue.
Material Will Be Selected and Im-
provement of Highways Carried as
Far as Funds Will Allow.

Maryland's State highway commission has completed its preliminary work of selecting the highways in the several counties which are to be improved under the \$5,000,000 appropriation made by vote of the last legislature. The commission will now approve the surveys of the roads, select the material to be used, and then the work of the physical improvement of the highways will begin.

Roads in Montgomery County.

Of most interest to Washington is the selection of the roads in Montgomery County for improvement. According to the decision of the commission, the following roads will be included in the system, "so far as the funds will permit."

Starting at the District line at the terminus of Georgia avenue (Silver Spring station), by way of Wheaton, Norbeck, Oakdale, Olney, Sandy Spring, Ashton, and the dirt road on to Snells Bridge; beginning at Norbeck to Rockville; Rockville, Gaithersburg, Quince Orchard, Darnestown, Dawsonville, Beansville, north from New Market to New London; from Gaithersburg via Middlebrook, Hendersons Corner, Cedar Grove, Damascus to the Howard County line, in the order named; then the Norwood branch of the Union turnpike south from Sandy Spring and from Olney to Brookville.

Roads in Frederick County.

In Frederick County the commission adopted as a final route for that county the following roads, "so far as the funds will permit, they being taken over, purchased, or condemned and constructed, and complete the improvements thereof in such manner as the commission shall hereafter determine, in the order named:" The Frederick turnpike, from the Carroll County line to the Washington County line; the Jefferson pike, from the city of Frederick to Jefferson; the dirt road from Jefferson to the Washington county line, near Knoxville; the dirt road, north from New Market to New London; and south from New Market to the intersection of the Kemptown road, about six-tenths of a mile south of the State-aided road; the Opossumtown turnpike, from Frederick to New Market; the dirt road from the Opossumtown turnpike to the Emmitsburg turnpike, near Harmony Grove, and the Emmitsburg turnpike in its entirety to Emmitsburg.

WOULD USE MORE SUGAR.

Association Forms in Germany to
Increase Its Consumption.

Consul Frank S. Hannah, of Magdeburg, says that at a meeting on February 23 in Berlin, attended by about four hundred of the leading sugar refiners, beet growers, etc., an association was formed having as its object to increase the consumption of sugar in Germany.

It was shown that Germany consumes much less sugar per capita than most of the other civilized countries, and it is especially desired that the home consumption be greatly increased so as to find a ready inland market for the German production. Since the Brussels convention has gone into effect Russia has become a more important competitor in the world's market, and as the possibility of extending the production there is almost unlimited, conditions for the German sugar industry will not improve. It was generally agreed that the raising of beets makes the land more productive for the raising of grain in following years than land which had been devoted to other purposes.

Attention was also called to the fact that in the last six years the production of the beet sugar has increased 30,000,000 centners (centner, 110 pounds), while the beet-sugar production has increased 6,000,000 centners. And this notwithstanding the fact that Cuba only uses one-fourteenth part of her area which is suitable for sugar raising.

KOREAN COAL DOES WELL.

Mines at Pyeng Yang Produce 4,000
Tons a Month.

Consul General Thomas Simmons, of Seoul, furnishes the following information concerning coal mining and iron ore deposits in Korea, the report being dated January 16:

The Korean government coal mining exploitation at Pyeng Yang is now yielding about 4,000 tons of lump coal per month. Next year 40 miners will be employed, and the output will be increased to approximately 5,000 tons per month. This coal will be used in supplying the local market and is of superior domestic quality and cheaper than Japanese coal, which is now being utilized in this market at from \$5 to \$8 per ton. The Pyeng Yang coal now retails for approximately \$8.50 per ton in warehouses or \$7 per ton delivered.

Inasmuch as there are extensive iron ore deposits in Korea, the development of coal deposits is considered of great importance in building up the industries of the empire.

SUMMER RESIDENCE, LIVINGSTONE HEIGHTS, VA.



HOME OF MRS. GEORGE V. WARDER.

MAY MAKE PAPER OF LALANG

Grass of Malaysia Can Be Used as
Basis of Pulp.Result of Experimentation Gives
Results Which Promise
Well.

Consul General Thornwell Haynes writes that some months ago a sample of the lalang grass of Malaysia was sent from Singapore to the Anyone Technical Laboratories, London, for examination as to its commercial value as a source of pulp for paper-making. Mr. Haynes now tells of the results:

"The sample was a pale buff color, lustrous in appearance, and of fair strength, of the order Gramineae. The chemical examination furnished the following results, the percentages other than that of moisture being expressed on the dry material:

Moisture	11.3
Loss on drying	4.14
Loss on L. hydrolysis	10.75
Loss on B. hydrolysis	18.48
Loss on acidification	31.42
Gaia on nitration	21.19
Cellulose	4.96
Length of ultimate fiber	1.29

"The ultimate fiber obtained from this grass is very similar in most respects to asparto, that of fair strength, flying in every way for the manufacture of paper. Although the grass is very susceptible to the action of alkalis, the final product is exceptionally pure and readily resolved."

JUNGLE INVITES NATURALISTS

In Borneo It Is Filled with Big
Trees and Plants.Curious Creatures with Wings In-
habit Its recesses and
Repay a Visit.

The interior of the country is called the jungle. It is mountainous and heavily wooded. The trees are of great size and variety, furnishing fine timber for furniture and other purposes. The trees yielding rubber, the most valuable, and the rubber tree are the most valuable. The rubber tree is a large tree with a thick trunk and a dense canopy of leaves. It is a native of the tropics and is cultivated in many parts of the world.

There is no country in the world more inviting to the naturalist than Borneo. Here are found the flying squirrels, flying foxes, flying lizards, flying frogs, and the natives report flying snakes. Among the most noted birds is the little swift, Collocalia nidifica. Their nests are eaten by the Chinese and are regarded as a great luxury. These birds build their nests in limestone caves, of a glutinous saliva which they produce from their glands; no sticks or any other foreign substances are used. The collection of these nests is an important industry with the natives, though they pay a tax on all they take to market. The value of these nests exported from British North Borneo in 1907 was \$5,524. They are served at the great feasts of the Chinese, especially at weddings.

Ice Stock Goes Up.

The steady rise in American ice stock is predicated on the shortage in the ice crop, which will enable the trust to obtain higher prices, and the improved financial condition of the company. Since the flotation of the \$3,000,000 bonds of the American Ice Company, which paid the company's floating debt, retired other claims, and gave it substantial working capital, ice securities stock has advanced from 21 to more than 42. With its floating debt taken care of, the company is now in a position to get the full benefit of the summer's business, and the directors look for a decided improvement in earnings the current year.

TRADING IN SMALL VOLUME.

European Investments Large and
Speculation Quite Narrow.

"So far as its effect on our market is concerned, Europe's investment in American securities is like that of an exceedingly wealthy man who keeps a big amount invested all the time and then is continually trading on smaller amounts of the same thing. That is the practical way of putting what the economists are always referring to as the investment of 'fixed' and 'floating' capital."

SEA FURNISHES NEW FIBER

Waits Man's Use When Wool and
Cotton Are Scarce.Marine Plant in Australia Produces
Strands of Commercial
Importance.

In Australia there was recently discovered an extraordinary fiber of marine growth, which, by reason of the vast amount of the deposit, and the remarkable qualities of the fiber, is expected to prove of great commercial importance. This fiber is the result of the shedding of the leaf sheath of a sea grass botanically known as Posidonia Australis, and so far has been found only in Spencer Gulf, South Australia, where the shedding has been imprisoned by the action of wind and waves in the sand flats of the gulf.

Over 100 soundings of the deposit have been made in different spots, and on every occasion the fiber was found, sometimes a few inches under the surface, at other times a foot or more, varying in color and fineness according to its depth, and the weather appears to be millions of tons available, the accumulation of centuries.

The bulk material in which the fiber is imbedded is found to be easily worked, and it is claimed that the proportion of fiber recoverable is one ton to every twenty of the bulk material dredged. The cost per ton of rough dried fiber on board the dredge is estimated at 15 shillings (\$3.50), and from the dredge it can be taken by tender daily to a near-by port and there dried mechanically, classified if necessary, baled, and shipped to any part of the world.

The uses of the fiber are found by experiments made by competent persons to be many and varied, and it possesses many unique qualities. It will spin and weave in union with wool, and will also take dye equally well, being, so far as is known, the only vegetable fiber to do this. It is practically nonflammable (its charring point being 223 degrees Fahrenheit), and it is to that extent a nonconductor, unlike cotton. It does not shrink, and has more resilience than kapok. It is also found to be as good for ship caulking as oakum.

Blankets and cloth woven of a mixture of wool and this fiber, together with samples of the fiber in various stages of production, from plant to yarn, are now on view in the sample room of one of the leading wool houses in Australia, and the manufactured articles are being most favorably commented upon by those interested in the textile industries. On account of its splendid dyeing properties, it can also be used in the making of carpets, also for coir matting, hessian, bagging, woolpacks, and it appears difficult to say to what other uses, with proper machinery, it cannot be put.

Forming Electric Combine in Japan.

A proposal for amalgamation between the Shibaura Seisakujo (an electric-machine factory undertaken by the Mitsui family with a capital of \$500,000 gold) and the Tokyo Electric Company has been made, the undertakers being the General Electric Company of the United States, and Japanese capitalists, with a paid-up capital of \$550,000. The conditions of the amalgamation are yet unknown, but it is believed that the capital of the amalgamated company will be increased to \$2,000,000, 51 per cent of the shares being allotted to the American company in consideration of the acquisition by the new company of all the patents owned by the General Electric Company.

Brazil's first immigrants from Japan recently sailed from Tokyo to work on the railroads of the former country.

PRICE OF BONDS RAISED.

Southern Development Is Now Sell
at 80 on the 100.

The syndicate headed by J. P. Morgan & Co., which recently put out the new issue of \$2,000,000 of Southern Railway general development, 4 per cent bonds and offered them for public subscription at 73, has raised its price to 80 for the unsold balance.

When these bonds were first launched, a few weeks ago, the demand for them was not particularly keen, and the market for them was very slow. For a time, in fact, there was apprehension that the syndicate might be called upon to take up practically the entire amount. Within the last few days, however, the inquiry has been much better, and a large part of the flotation is said to have now been placed in investment channels.

Rumors are also current that the short-term notes of 1910 are being bought up in the open market for the account of the company.

MAY BUY SEABOARD

Rumor Revives that Harri-
man Is Interested.

LIEUTENANTS IN THE SOUTH

Officers of "Wizard's" System Visit
Tampa and Seem to Be Making
Extensive Inspection—Gossip Con-
nects Action with Road House
Reorganization Is Soon Expected.Baltimore, April 17.—The visit to Tam-
pa, Fla., as detailed in dispatches, of Ju-
lius Kruttschnitt, director of maintenance
and operation of the Union and Southern
Pacific railroads, William Hood, chief en-
gineer of all the Harriman lines, and other
high officials of transportation compa-
nies controlled by E. H. Harriman, has
revived talk in financial circles of a prospective deal by which the "wizard of
finance" will take over control of the
Seaboard Air Line Railway.

The party spent two days in the Florida city, presumably studying the situation. Mr. Harriman made two trips to the South last winter and it is said that while in that section he took advantage of the opportunity to acquaint himself with the condition and prospects of the Seaboard. He visited several cities reached by that system. Mr. Harriman is known to be very favorably impressed with the railroad possibilities of the Land of Cotton.

Dominates Georgia Railroad.

Mr. Harriman is the dominant factor in the Central of Georgia Railroad, upon which he has said he will expend \$500,000 to modernize the system. Mr. Harriman is also the principal owner of the Augusta-Aiken Electric Railway and has an estate at Aiken, S. C.

Ever since his first trip to the South, early in the winter, rumors have been afloat that he contemplated making an offer for control of the Seaboard. These reports were strengthened by his second visit to that section, accompanied by J. T. Harahan, president of the Illinois Central, "The Seaboard and the Illinois Central connect at Birmingham."

Mr. Harriman's health is said to be better than it has been for years and that he feels equal to carrying out any size deal. Inquiry among financial houses in Baltimore which have large interests in the Seaboard elicited the reply that they knew nothing of Mr. Harriman's intentions, though they seemed very much interested in the visit of his lieutenants to the Florida city.

Working on a Plan.

The general committee on reorganization of the Seaboard has appointed from among its members a sub-committee to prepare the draft of a tentative plan for reorganizing the system.

This committee is representative of all interests in the property, being composed of Thomas J. Hayward, of Baltimore; James A. Blair, of New York; John Skelton Williams, of Richmond; Ernest Thelma, of New York, and Russell G. Fessenden, of Boston.

When the plan is ready it will be submitted to the general committee for revision, and probably it will be several months or a year before it is in such shape for submission to the stock and security holders. It is understood the committee will proceed with reorganization in a conservative manner, being anxious to satisfy all interests and avoid friction. The subcommittee will thoroughly go into the question of reorganization, including the advisability of taking such a step at this time, and report its conclusions to the general committee. There is no fixed time for the committee to make its report, though it is understood that it will proceed slowly in order to study every phase of the situation.

PRIVATE OWNERSHIP LARGEST.

Current Notion Wrong on an Im-
portant Railroad Fact.

From Moody's Magazine.
European railways from an American standpoint naturally divide themselves into those lines owned and operated by private companies, like our American roads, and those owned or operated by the government.

By the latest available figures, the total railway mileage in Europe is about 19,000 miles; of this 9,500 miles are government railways and 9,500 miles private railways. The total railway mileage in the world, by the most recent statistics at hand, is about 62,436 miles; of which 28,148 miles are company-owned lines and 34,288 miles are state or government-owned lines.

This leaves some 12,644 miles unaccounted for, but it still appears that something over 75 per cent of the total mileage in the world is private property, while less than 25 per cent is government property. These figures run contrary a little to the general notion in America that foreign railways are generally owned or operated by the government.

In point of fact, much the largest part of all lines throughout the world, and very much the best part, especially throughout Europe, are like our own roads, in the hands of private companies.

Change from Opium to Cigarettes.

The closing of the second batch of the opium shops in the settlement at Shanghai, which was effected with the close of the year, passed off without trouble, and since then the various shopkeepers engaged in the trade have commenced establishing themselves in other businesses. Chief among these is to be noted the sale of cigarettes, which the shopkeepers seem to regard as probably the most lucrative occupation they can obtain.

HOW TRADE BODIES
AID MANUFACTUREPetersburg Invests in Stocks
of Local Corporations.

PAYS A GOOD PERCENTAGE

Williamsport Holds Fund by Which
It Guarantees Credit for Its Mem-
bers to a Specified Per Cent of
Assets—Some Furnish Sites and
Some Rent the Taxes.

In discussing the question, at its last meeting, whether the local Chamber of Commerce should embark upon a policy of investing its funds in manufacturing enterprises to a small extent, much surprise was manifested by some of the members that such a bold proposition should be advanced. These members were very positive in the belief that such a thing had never been done by a similar body, and that it would prove disastrous if undertaken in Washington. Some of the longest-headed business men of the Capital opposed the proposition, because of the expressed fear that it was not a safe or sane policy.

Some who heard the discussion were considerably surprised at the statements made by reputable lawyers and business men that trade bodies are not accustomed to assist manufacturing in the way proposed, when it has been common practice for the past dozen or more years. Since the meeting of the chamber The Washington Herald has obtained information on the subject, which is given herewith for the purpose of general enlightenment.

Falls Into Three Classes.
The assistance given by chambers of commerce and boards of trade throughout the country naturally falls into one of three classes.

One of these is direct investment in the funds of the proposed industry in buying stock or otherwise helping the enterprise along by the investment of money. This is the policy pursued at Petersburg, Va. The chamber of commerce of that city is a corporation, with dues of \$1.00 a year for each member. The money so collected, over and above the cost of running the body, is invested directly in manufacturing enterprises, generally a small amount in this one and that one which promises well. The Petersburg chamber holds stock at the present time in several manufacturing plants.

The president of the body said in Washington recently that the chamber in Petersburg had never lost a dollar from investment in such concerns, because of the care taken before the investment is made. On the contrary, he said the only outlay of the chamber of this character had always paid good percentage on the investment. The advantage of the policy was described by the president of the body as the best means available to encourage the investment of local capital in manufacture.

Williamsport Has Plan.

The second method pursued by trade bodies in helping young industries is to guarantee credit up to a certain point. This is the policy worked out several years ago by the Williamsport (Pa.) Chamber of Commerce and maintained to the present time.

Originally, a large sum of money was raised by subscription to this guarantee fund, amounting to \$5,000 at the start, and afterward raised to a larger sum. Upon application from a member in good standing in the body, credit at the bank is underwritten up to a specified per cent of the assets of the company, these being determined beforehand by an expert accountant.

A small percentage charge is made for the use of this privilege, which is added to the fund. This plan has worked well in Williamsport, and on several occasions has saved manufacturing plants from disaster.

The third method of assistance to manufacture consists in the gift of a site to build, or the remittance of taxes on the plant for a specified number of years. This is usually brought about without the direct investment of money for the purpose, but not always so. When necessary to raise money to pay for the site it may be done by subscription or by appropriation direct from the funds of the commercial body.

Assistance of this kind is very general throughout the country, and by means of it many factories have been started in all parts of the United States.

Among the cities where it is known such assistance has been given recently are Mobile, Chattanooga, New Orleans, and Galveston.

QUINUA GROWS IN ANDES.

How Mountain Cereal Food Is Used
by Indians.

Americans are seeking information with regard to the "quinua" grain of the Andes Mountains with the view to its possible importation into the United States. The plant grows at a high altitude, and supplies cereal food in regions where other grain and potatoes will not thrive. Consul General Herman E. Dietrich, of Guayaquil, furnishes the following information concerning its growth and use in Ecuador:

"In this country quinua is cultivated to some extent in the valleys of the Andes, where the climate is cool, and at an elevation of 6,000 to 5,000 feet. There are two classes, called 'yellow quinua' and 'white quinua,' which are marketed at the same price. In the Yaguali Valley, near Quito, it appears to be most abundant, and it is reported that 100 tons may be obtained there yearly. It is said that about 2000 pounds of this article may be bought in Quito monthly, and that by offering a small advance in price a much larger quantity could be obtained in the provinces of Pichincha and Imbabura, which are situated in the inter-Andean valleys.

"The quinua, when harvested and dried, and then stored in a perfectly dry place, will keep for about one year, after which it will lose more or less of its flavor. During the time it is kept in this dry state it retains its bitter qualities, for which reason it is not subject to the attack of insects, as it would be otherwise.